

RENTON CITY COUNCIL  
Regular Meeting

October 9, 2000  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN, Council President; KING PARKER; DON PERSSON;  
KATHY KEOLKER-WHEELER; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer;  
ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City  
Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator;  
SUE CARLSON, Economic Development Administrator; BETTY NOKES,  
Economic Development Director; ABDOUL GAFOUR, Water Utility  
Supervisor; COMMANDER CURTIS SMALLING, Police Department.

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE  
THE MINUTES OF OCTOBER 2, 2000, AS PRESENTED. CARRIED.

**PUBLIC HEARING**

Planning: Commercial Office  
Residential 2 Zone Moratorium

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing, continued from September 25, 2000, to consider the moratorium on the permitting of development and acceptance of development applications in the Center Office Residential 2 (COR 2) zone.

Sue Carlson, Economic Development Administrator, stated that Council adopted a resolution declaring a moratorium on August 21, 2000. She explained that when the COR 2 zone was established, it was assumed that the properties would be developed jointly; however, a presumption that the properties will develop jointly is no longer certain. The purpose of the moratorium is to provide adequate time for staff to address the following issues: the allocation of transportation capacity, the coordination of public crossings for the railroad, and shoreline setbacks and other shoreline regulations.

Referring to a map of the COR 2 zoned properties, Ms. Carlson detailed the ownership of each parcel. She reported that the City has been working with the property owners for three years to develop a plan to clean up and redevelop the entire 68 acres. Explaining that the Quendall Terminals parcel is highly contaminated and is one of the Department of Ecology's highest priorities for remediation, Ms. Carlson pointed out that it is unlikely the parcel will be cleaned up if no development potential exists.

Continuing, Ms. Carlson reviewed the issues to be resolved before development occurs. These issues include: allocation of transportation capacity and funding of improvements, remediation and clean up of contaminated parcels, setbacks and mitigation for salmon habitat, joint planning among all parcels for railroad crossings, and to ensure that the neighborhood travel concerns are addressed in a comprehensive manner. She stated that because of the change from the presumption that development will occur jointly, to the assumption that the properties may develop individually, new regulations may need to be adopted to resolve the issues previously mentioned. Concluding, Ms. Carlson explained that the ongoing property negotiations may eliminate the need for changes in

the development regulations and recommended that Council adopt a resolution to continue the moratorium until December 11, 2000.

Public comment was invited.

Sean O'Neill, 575 High Ave. S., Renton, 98055, speaking on behalf of the family who owns the Barbee Mills property, expressed his opposition to the moratorium. He explained that the City passed the moratorium in response to the efforts of Barbee Forest Products to file a Master Use Permit Application and Level II Site Plan for the property. Currently, Barbee Forest Products has two lawsuits and three administration appeals pending against the City. Mr. O'Neill described his objections to the moratorium by saying that it is not a proper use of the moratorium authority and it denies landowners the opportunity to develop their property in a manner that is consistent with the City's Comprehensive Plan. He reported that progress has been made towards selling the Barbee Mills property, and if negotiations move forward to a satisfactory arrangement, the moratorium will be moot.

Nancy Denney, 3818 Lake Washington Blvd. N., Renton, expressed her concern regarding the number and size of recent development projects occurring in the Kenndale area. She stated that all the projects have an effect on traffic patterns, water quality in Lake Washington, and the quality of life for Renton residents, especially for those living in the Kenndale neighborhood. Ms. Denney described the traffic problems occurring on Lake Washington Blvd. and urged the City to improve its infrastructure in order to accommodate the increase in vehicles.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

#### **Resolution #3469**

Planning: Commercial Office  
Residential 2 Zone Moratorium

A resolution was read declaring a moratorium on the permitting of development and acceptance of development applications in the Commercial Office Residential 2 (COR 2) Zone, and establishing a termination date of December 11, 2000.

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

#### **ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2000 and beyond. Items noted included:

- ✱ The capital campaign goal of \$1.5 million has been achieved for the Renton Community IKEA Performing Arts Center thanks to pledges and contributions from over 120 businesses, organizations, and individuals. Construction will begin September 2001.

Mr. Covington expressed his thanks to Fundraising Chair Charmaine Baker; Economic Development Director Betty Nokes; Councilmember Keolker-Wheeler; and Renton School Superintendent Dolores Gibbons for their work in soliciting contributions for the performing arts center.

#### **AUDIENCE COMMENT**

Citizen Comment: Finley, et al  
- US District Courthouse  
Naming, William K Nakamura

The following speakers urged Council to adopt a resolution in support of naming the U.S. District Courthouse for the Western District of Washington after Congressional Medal of Honor Recipient William K. Nakamura. Steve Finley, 12606 SE 30th St., Bellevue, 98005; Mas Odoi, 631 Morris Ave. S., Renton, 98055, who also entered a letter into the record; Vincent Matsudaira, 16005 SE 149th St., Renton, 98059; and Paul Hosoda, 12517 NE 30th St., Bellevue, 98005. The speakers explained that Washington native Private First Class

Nakamura was posthumously issued the Medal of Honor, after the U.S. government determined that he had been unfairly deprived of the Medal for his heroic actions during an assault on enemy positions near Castellina, Italy in 1944. Naming the U.S. District Courthouse after William Nakamura would not only honor him but all Japanese-Americans who fought for the United States during World War II.

MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL SUSPEND ITS RULES AND ADVANCE TO ITEM 7.d. ON THE CONSENT AGENDA. CARRIED.

Executive: US District  
Courthouse Naming, William  
K Nakamura

Executive Department recommended approval of a resolution urging U.S. Congress to name the United States District Courthouse for the Western District of Washington after Congressional Medal of Honor recipient William K. Nakamura. Council concur. (See below for resolution.) MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE CONSENT AGENDA ITEM 7.d. AS PRESENTED. CARRIED.

MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL SUSPEND ITS RULES AND ADVANCE TO THE RESOLUTION REGARDING THIS MATTER. CARRIED.

#### **Resolution #3471**

Executive: US District  
Courthouse Naming, William  
K Nakamura

A resolution was read urging the United States Congress to enact legislation to name the United States Courthouse for the Western District of Washington after Congressional Medal of Honor recipient William K. Nakamura. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Citizen Comment: Giometti –  
Council Vacancy

Ray Giometti, 323 Pelly Ave. N., Renton, 98055, urged the Council to choose Gerry Marsh to fill the vacant City Council position. Mr. Giometti emphasized that Mr. Marsh possesses the skills necessary for the job.

#### **CONSENT AGENDA**

CAG: 00-141, Carco Theater  
Seating Replacement, School  
Specialty

Items on the consent agenda are adopted by one motion which follows the listing.

City Clerk reported bid opening on 10/03/2000 for CAG-00-141, Theater Seating Replacement at Carco Theater; two bids; project estimate \$70,000; and submitted staff recommendation to award the contract to the second low bidder, School Specialty, in the amount of \$66,388, since the low bid was non-responsive. Council concur.

City Clerk: South County  
Journal, Official City  
Newspaper

City Clerk recommended approval of a resolution correcting the name of the newspaper designated as the City's official newspaper to the South County Journal. Council concur. (See page 360 for resolution.)

Finance: 1999 State of  
Washington Audit Report

City Clerk submitted the 1999 Washington State Auditor's Report for the City of Renton for period of January 1, 1999 through December 31, 1999. Information.

Vacation: St. Anthony's, Alley  
Between Whitworth &  
Shattuck, Appraisal &  
Compensation, VAC-00-001

Technical Services Division submitted the appraisal performed for the vacation of the alley north of S. 4th St.; petitioner St. Anthony's Parish (VAC-00-001); and requested that Council accept the appraisal determination of \$55,000 and set compensation for the right-of-way at \$27,500. Council concur.

Utility: Surface Water Utility  
CIP Budget Intra-Fund  
Transfer

Utility Systems Division recommended approval of an intra-fund transfer of \$450,000 within the Surface Water Utility CIP budget from Development Project Category to the Major Maintenance Project Category. Refer to Utilities Committee.

Utility: Utility 421 & 401  
Funds, 2001 Adjusted  
Appropriations

Utility Systems Division requested approval to adjust the 2001 appropriations to the Utility 421 and 401 funds and requested approval to modify the City budget and CIP document to reflect the adjusted appropriations. Based on historical CIP completion rates, increased permitting difficulty, Endangered Species Act requirements, and increased staff time dedicated to customer service, the adjusted appropriations will more accurately reflect anticipated 2001 expenditures. Refer to Utilities Committee.

MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL  
APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

**OLD BUSINESS**  
**Finance Committee**  
Finance: Vouchers

Finance Committee Chair presented a report recommending approval of Claim Vouchers 186025 - 186446, and one wire transfer totaling \$2,160,512.88; and approval of Payroll Vouchers 27985 - 28229 and 527 direct deposits totaling \$1,017,991.50. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND  
RESOLUTIONS**

**Resolution #3470**  
City Clerk: South County  
Journal, Official City  
Newspaper

The following resolution was presented for reading and adoption:

A resolution was read designating the South County Journal as the official newspaper for publication of legal notices for the City of Renton, and rescinding Resolution No. 2612. MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for second and final reading:

**Ordinance #4864**  
Rezone: Merlino CPA #2000-  
M-4 on Edmonds Ave NE from  
RM-I & R-10 to CC (1.45  
acres)

An ordinance was read changing the zoning classification of 1.45 acres with access from Edmonds Ave. NE from Residential Multi-Family-Infill (RM-I) and Residential-10 Dwelling Units Per Acre (R-10) to Convenience Commercial (CC) for the Merlino CPA Rezone #2000-M-4, La Pianta/Liberty Ridge. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4865**  
Rezone: Merlino CPA #2000-  
M-4 on Edmonds Ave NE from  
R-14 to R-10 (20 acres)

An ordinance was read changing the zoning classification of 20 acres with access to Edmonds Ave. NE from Residential-14 Dwelling Units Per Acre (R-14) to Residential-10 Dwelling Units Per Acre (R-10) for the Merlino CPA Rezone #2000-M-4, La Pianta/Liberty Ridge. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4866**  
Rezone: Merlino CPA #2000-  
M-6 on Empire Way S/SR-900  
from CO to RM-I

An ordinance was read changing the zoning classification of 8.47 acres with access from Empire Way S./SR-900 from Commercial Office (CO) to Residential Multi-Family-Infill (RM-I) for the Merlino CPA Rezone #2000-M-6. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4867**  
Rezone: Aegis CPA #2000-M-  
5 on NE 3rd St from R-10 to  
IL

An ordinance was read changing the zoning classification of approximately 7.5 acres located south of NE 3rd St. between Edmonds and Monroe Avenues NE from Residential-10 Dwelling Units Per Acre (R-10) to Light Industrial (IL) for the Aegis CPA Rezone #2000-M-5. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4868**

Rezone: Merlino CPA #2000-M-6 on Empire Way S/SR-900 from CA to RM-I

An ordinance was read changing the rezoning classification of 17.54 acres with access from Empire Way S./SR-900 within the City of Renton's Potential Annexation Area from Commercial Arterial (CA) to Residential Multi-Family-Infill (RM-I) for the Merlino CPA Prezone #2000-M-6. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Councilmember Keolker-Wheeler reported that King County has asked the Boundary Review Board to invoke jurisdiction on the matter regarding the Merlino RM-I zoned properties, and requested that Council be informed when the hearings will be held.

**NEW BUSINESS**

Metro: Ballot Measure re: 2% Sales Tax

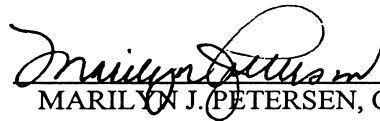
Councilmember Keolker-Wheeler requested that an informational presentation be scheduled at a Council meeting regarding the Metro Transit Initiative that will appear on the ballot in the November election which proposes a 2% sales tax to sustain and expand Metro Transit service. She recommended that presenters representing both sides of the issue be invited to participate.

Metro: Bus Traffic on N 33rd St

Councilman Clawson expressed concern regarding the bus traffic on N. 33rd St. in Kenndale, saying that the buses exceed the posted speed limit of 25 mph. MOVED BY CLAWSON, SECONDED BY PERSSON, REFER THE MATTER REGARDING REVISING THE SPEED LIMIT TO 15 MPH FOR METRO BUSES ON N. 33RD ST. TO THE PUBLIC SAFETY COMMITTEE. CARRIED.

**ADJOURNMENT**

MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL ADJOURN. CARRIED. Time: 8:35 p.m.



MARILYN J. PETERSEN, CMC, City Clerk